

SHEPHERDS CROFT COTTAGE, SHEPHERDS CROFT, BOWERCHALKE, SALISBURY,
WILTSHIRE, SP5 5BY



We are proud to present

SHEPHERDS CROFT COTTAGE

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An elegantly finished two-bedroom village cottage, with beautiful cottage garden and detached garage/workshop

- ****No onward chain****
- Detached two-bedroom village house of 1,060 sq ft
- Family/dining room, sitting room and study/bedroom three
- A recently modernised house with exquisite finishes
 - Detached garage/workshop of 323 sq ft
 - Off-street parking for two cars
- Beautiful cottage garden with estate railings
 - Freehold sale





SHEPHERDS CROFT COTTAGE

Located in the heart of the village, Shepherds Croft Cottage was originally the post office for this bustling Chalke Valley village. It was bought by the current owners in 2018. Constructed of brick, flint and cob elevations under a pitched slate roof, the house is not listed and has been meticulously renovated throughout, whilst conserving the character of the house. The house has been completely re-wired, with a new central heating system, new windows (bar one) and a new roof.

The accommodation comprises an entrance hall/boot room with tiled flooring that leads to a downstairs shower room, with WC. The kitchen has an electric oven and hob and space for white goods, with stable door to the south-facing terrace and views over Marleycombe Hill beyond. An opening leads from the kitchen into the family/dining room, which has a beautiful solid oak herringbone parquet floor and a dual sided wood burner which also heats the sitting room. There is a nicely designed and built-in seating area for dining. Stairs lead to the first floor with a useful cupboard below. The charming sitting room is dual aspect, also benefits from the woodburner, and leads into the study beyond. The study is a versatile reception room, with French doors out to the south-facing terrace. This room was actually the original post office and would naturally make a downstairs bedroom or snug if preferred.

Cleverly, the owners have thought to install a removable newel post on the rather lovely stairs up to the first floor, allowing easy access for larger items of furniture upstairs. There are two bedrooms, of which the main is a particularly spacious double. Complementing the downstairs shower room, there is also a family bathroom with roll-top bath, WC, wash hand basin and attractive wooden panelling to the walls.

OUTSIDE

The owners also constructed a new detached garage, with double doors onto the front parking area. It has hot and cold water supplied with a painted concrete floor. The owners have had a car lift installed in the past but this has now been removed (albeit the fittings are in place).

The garden is absolutely divine, with beautiful views over Marleycombe Hill beyond.

The owners have landscaped the side garden to create a quintessentially pretty kitchen garden with raised beds, brick paths and beautiful planting. Enclosed by mixed native hedge, a strip of lawn runs along the back of the house to the charming courtyard terrace; an old well has been restored and forms a centre piece to this lovely suntrap.





LOCATION & AMENITIES

Bowerchalke is well known as one of the Chalke Valley's most attractive villages and is recorded in the Domesday Book. It lies about 11 miles south-west of Salisbury close to both the Dorset and Hampshire borders and has a village church and village hall, with a wider range of facilities in the nearby Broad Chalke which hosts a church, village shop and community hub, a very well thought of primary school, a playgroup, an excellent public house and a sports centre. Sixpenny Handley (4 miles) has a good village shop and a highly regarded local butcher, as well as a primary school. Tisbury is only 9 miles to the north, with a vibrant high street and mainline station to London and the Southwest.

Salisbury has an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline station with trains to London Waterloo, journey time approximately 90 minutes.

ADDITIONAL INFORMATION

Directions

Postcode: SP5 5BY

What3Words: ///conductor.galaxy.expectant

Services

Mains electricity and water. Private drainage (septic tank). Oil-fired central heating. Fibre broadband. There is a wood-burner in the sitting room.

Council Tax

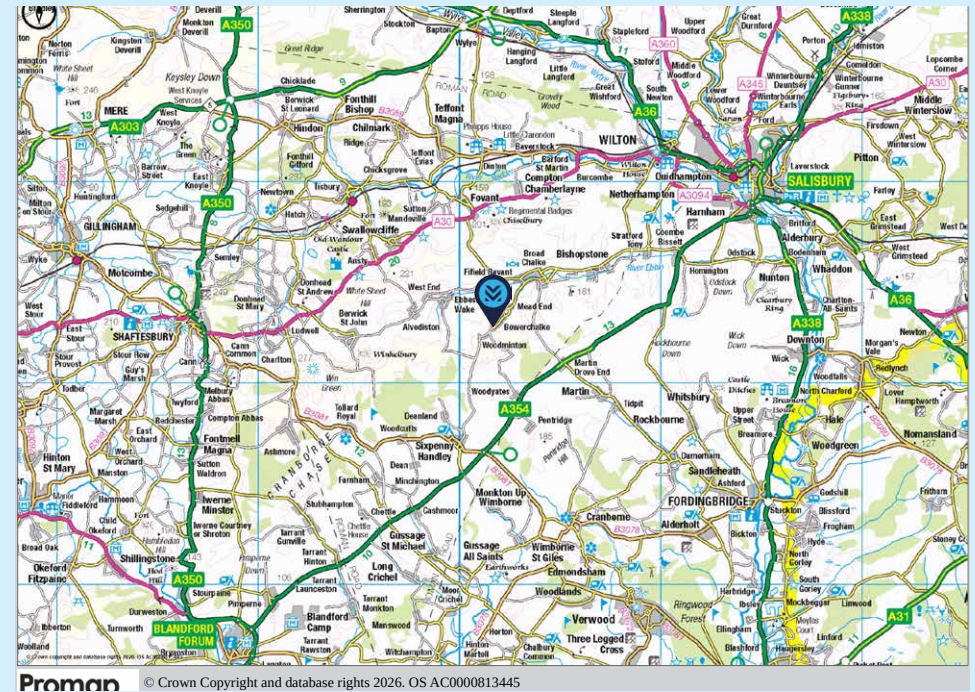
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Fixtures and Fittings

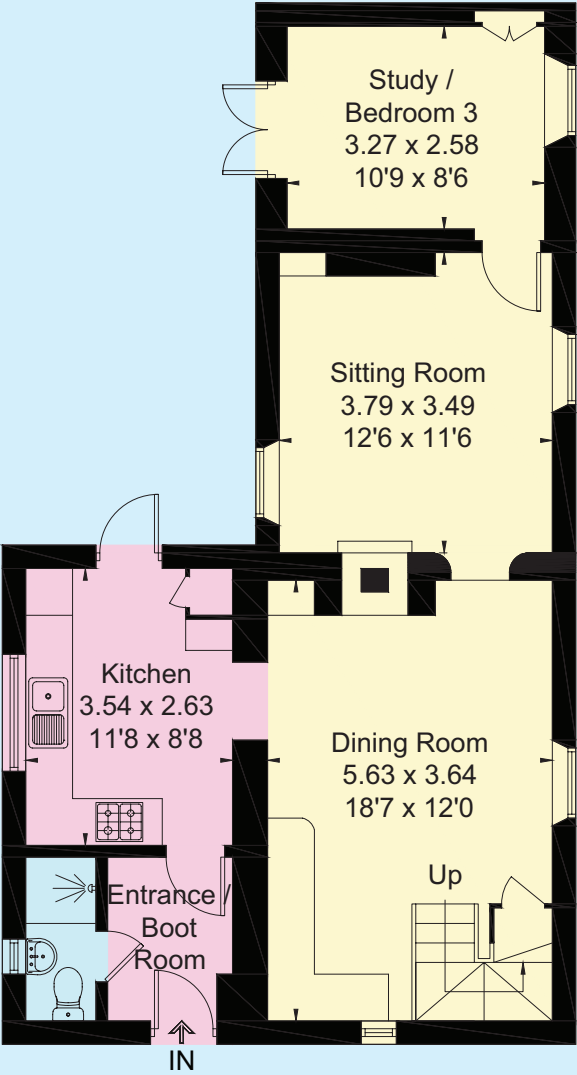
Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings

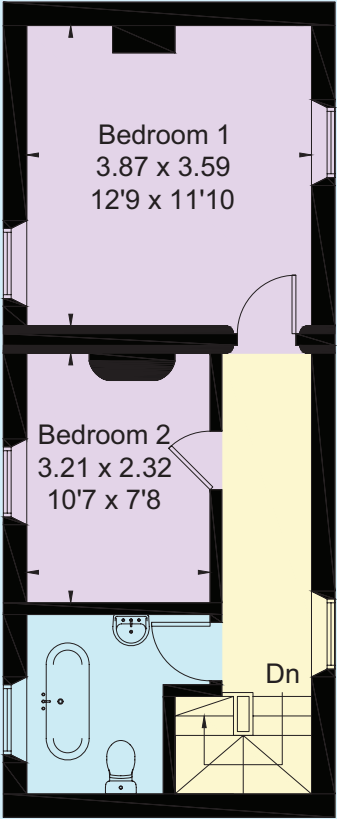
Strictly by appointment with the sole selling agents Myddelton & Major



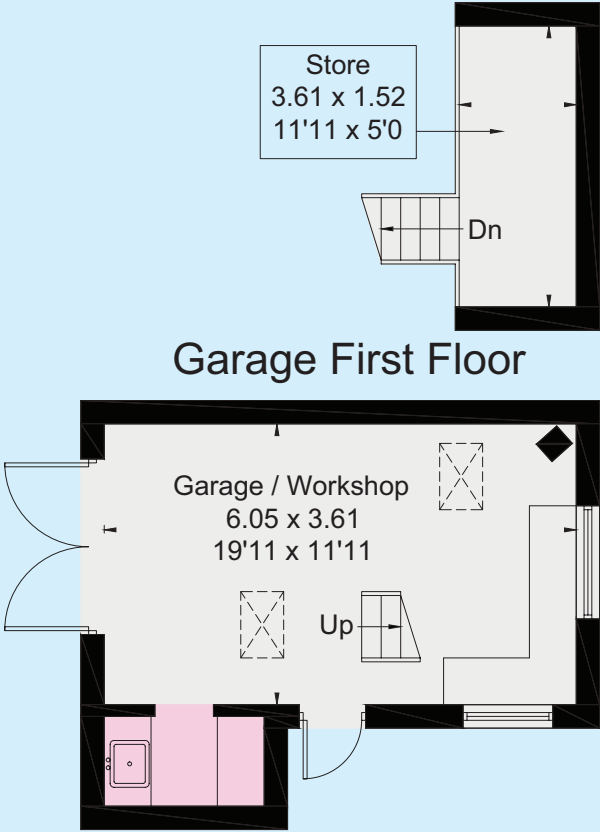
Approximate Floor Area = 98.46 sq m / 1060 sq ft
Garage = 30.0 sq m / 323 sq ft
Total = 128.46 sq m / 1383 sq ft



Ground Floor



First Floor



Garage Ground Floor

(Not Shown In Actual Location / Orientation)



Contact

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